



**Planning Commission
Minutes of the June 20, 2019 Regular Meeting**

The meeting was called to order by Planning Commission Chairman Wesson at 5:30 p.m.

**ATTENDEES
PLANNING COMMISSION MEMBERS**

Troy Wesson, CAPZO, Planning Commission Chair	Present
John Seifert, CAPZO, City Council Member	Present
Cynthia McCollum, CAPZO	Present
Steve Ryder, CAPZO	Present
Cameron Grounds, CAPZO	Present
Stephen Brooks, CAPZO	Absent
Lewie L. Bates, CAPZO	Present
Michael Potter, CAPZO	Present
Tim Cowles, CAPZO	Present

PLANNING STAFF PRESENT

Johnny Blizzard, Senior Planner; Mary Beth Broeren, Director of Development Services; Megan Zingarelli, City Attorney

REGISTERED PUBLIC ATTENDEES

Barbara Taylor, Jeff Taylor, Melanie Knight, Lorraine Mullin, Cecil D. Knight, Jr., Brian Irelan, Bruce Crane, Carol Hop, Lee White, Tammy White, Ollie Collins, Tim Hyde, David Hall, Corey Brown, Liz Schmelling, Chelsea Adams, John Enich, Shay Lomond, L.R. Hinton, Daniel Hopkins, Joey Ceci, Deborah Berry, Dick Carter, Bob Grace, Troy Holcomb, Joe Murphy, Stephen Canerossi, William Hyde, Holly McCaulley

ACCEPTANCE OF THE AGENDA

Mr. Johnny Blizzard noted that there are two requested additions to the agenda: the addition of renewal of sidewalk bonds for Cove at Eastview and renewal of sidewalk bonds at Dublin Farms. The agenda was accepted with the proposed changes.

APPROVAL OF THE MINUTES

Mr. Potter moved to approve the minutes of the May 16, 2019 regular meeting. Mr. Bates seconded the motion.

Final Vote:

Chairman, Troy Wesson	Aye
Cynthia McCollum	Abstain
Steven Ryder	Aye
Cameron Grounds	Abstain
Stephen Brooks	-----
Lewie Bates	Aye
Mike Potter	Aye
City Council Member Seifert	Abstain
Tim Cowles	Aye

Motion Carried

PUBLIC COMMENTS

None.

PUBLIC HEARINGS

1. 125 Wallace Circle (ANN 2019-005/ZMA 2019-006)

Annexation of 125 Wallace Circle into the City of Madison and zone the property R-1A (Low Density Residential District) upon annexation

Location: 125 Wallace Circle (North of Roema Drive, East of Wallace Circle)

Applicant/Property Owner: Edith Gail Putman

Applicant Comments

None.

Staff Report

Mr. Blizzard stated that the subject property is located on Wallace Circle, south of Highway 72. He explained that about one-third of the lots in the Rainbow Subdivision have been annexed into the City. He stated the subject property consists of two lots, with a single family home straddling the common property line. The individual properties comply with the R-1A zoning should the existing home be demolished and each lot be developed separately. He stated the property is within the City's sphere of influence and staff recommended approval.

Public Comments

Luther Hinton asked if there would be any change in access off of Wallace Circle. Staff replied that there would not be.

Commission Comments

None.

Motion:

Mr. Bates motioned to approve Annexation (ANN 2019-005) for 125 Wallace Circle and forward to the City Council for adoption. Mr. Cowles seconded the motion.

Final Vote:

Chairman, Troy Wesson	Aye
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Cynthia McCollum	Aye
Steven Ryder	Aye
Cameron Grounds	Aye
Stephen Brooks	----
Lewie Bates	Aye
Mike Potter	Aye
City Council Member Seifert	Aye
Tim Cowles	Aye
Motion Carried	

Motion:

Mrs. McCollum motioned to approve Zoning Map Amendment (ZMA 2019-006) for 125 Wallace Circle and forward to the City Council for adoption. Mr. Seifert seconded the motion.

Final Vote:

Chairman, Troy Wesson	Aye
Cynthia McCollum	Aye
Steven Ryder	Aye
Cameron Grounds	Aye
Stephen Brooks	----
Lewie Bates	Aye
Mike Potter	Aye
City Council Member Seifert	Aye
Tim Cowles	Aye
Motion Carried	

2. The Pines, Phase 6 (CP2019-006)

Certified Plat for 2 commercial lots on 12.74 acres

Location: 295 Portal Lane and other lands (South of Portal Lane, East of Hughes Road)

Applicant: J.W. Kennedy and Associates, P.C.

Property Owner: Mary Margaret Long

Applicant Comments

Troy Holcomb with J.W. Kennedy stated he was available to answer questions.

Staff Report

Mr. Blizzard stated that the property was on the south side of Portal Lane. It consists of vacant land and the Asbury Thrift Store and that both parcels are zoned B2. The requested plat would convey a lot to Asbury so they can expand their parking lot. Mr. Blizzard stated that all contingencies have been addressed and staff recommends approval.

Public Comments

None.

Commission Comments

None.

Motion:

Mr. Seifert motioned to approve the Certified Plat for the Pines, Phase 6 (CP 2019-006). Mr. Bates seconded the motion.

Final Vote:

Chairman, Troy Wesson	Aye
Cynthia McCollum	Aye
Steven Ryder	Aye
Cameron Grounds	Aye
Stephen Brooks	----
Lewie Bates	Aye
Mike Potter	Aye
City Council Member Seifert	Aye
Tim Cowles	Aye

Motion Carried

3. Lot 41-A, Rainbow Landing, Phase 5 (CP2019-007)

Certified Plat to merge two lots into one lot on 0.86 acres

Location: 180 and 182 Rainbow Glenn Circle (North of Rainbow Glenn Circle, East of Nance Road)

Applicant: Johnson & Associates

Property Owner: Shana & Marion Pullum

Applicant Comments

None.

Staff Report

Mr. Blizzard stated that the subject property is located in the Rainbow Landing Subdivision and zoned R3. The applicants have a home on Lot 41. Lot 40 is vacant and the applicants would like to build a garage on this lot, which they also own. Both lots are encumbered with floodway and easements at the rear of the lots. The requested plat will consolidate the lots, but the applicants would still need a variance to construct a garage in the location that they intend. Mr. Blizzard reviewed the contingencies and stated that staff recommended approval.

Public Comments

None.

Commission Comments

None.

Motion:

Mr. Bates motioned to approve the Certified Plat for Lot 41-A, Rainbow Landing, Phase Five (CP2019-007) with contingencies.

Planning Department

1. Signatures:
 - 1) Dedication
 - 2) Notary
 - 3) Surveyors Certificate of Land Platted
 - 4) Surveyors Certificate of Accuracy

Engineering Department

1. Vacate existing PUDE along property line and grant new 15' PUDE centered on storm pipe.
2. Remove debris from floodway.

Mr. Potter seconded the motion.

Final Vote:

Chairman, Troy Wesson	Aye
Cynthia McCollum	Aye
Steven Ryder	Aye
Cameron Grounds	Aye
Stephen Brooks	----
Lewie Bates	Aye
Mike Potter	Aye
City Council Member Seifert	Aye
Tim Cowles	Aye

Motion Carried

4. 3 Park Preserve Subdivision (PP 2019-006)

Preliminary Plat for 26 lots on 70.93 acres

Location: Southeast of Hardiman Road, East of Segers Road

Applicant/Property Owner: Tennessee Valley Communities, LLC.

Applicant Comments

None.

Staff Report

Mr. Blizzard stated that the subdivision is located south of Hardiman Road and is zone RC-2. The plat consists of 26 lots and four common areas on 10 acres and a 42.48 acre tract for future development. The property on the north side of Hardiman is being deeded to the City and is under review by the legal department. The average lot size will be 13,558 square feet, with lots ranging in size from 9,461 square feet to 21,859 square feet. Lots 127-130 will be less than 10,000 square feet in size. Mr. Blizzard reviewed the differences between the approved Concept Plan and the proposed Preliminary Plat, highlighting changes in the greenway and the new wetland area that resulted in four of the lots being reduced in size. He stated that the lots meet the minimums for the RC-2 zoning, which would be 8,400 square feet in consideration of the open space being set aside with the project. Mr. Blizzard reviewed the contingencies and stated that staff recommends approval.

Public Comments

None.

Commission Comments

Mr. Wesson inquired if there will be sidewalk on the south side of Hardiman south of the entrance into the subdivision. Staff replied that there will be.

Motion:

Mr. Seifert motioned to approve the Preliminary Plat for 3 Park Preserve (PP2019-005) with contingencies.

Planning Department

1. Signatures:
 - 1) Limestone County Water & Sewer
 - 2) Athens Utilities
 - 3) Phone
 - 4) Cable
 - 5) North Alabama Gas
2. Sheet 2: Note 8: The sidewalk is not clear. Please revise or label at each individual sidewalk

Engineering Department

1. Show driveway placement that does not conflict with tree plantings.
2. Minimum required roadway is 27' back to back. Reduce traffic islands to 16'.
3. Grading for lots 126 and 127 cannot extend past lot property line. Install silt fence on property line/toe of slope.
4. Tree type in common areas needs to be changed to not include a species with surface roots in order to preserve the sidewalk and driveways.

Fire Department

1. Roadway section on sheet 2 does not match drawing

Mr. Cowles seconded the motion.

Final Vote:

Chairman, Troy Wesson	Aye
Cynthia McCollum	Aye
Steven Ryder	Aye
Cameron Grounds	Aye
Stephen Brooks	-----
Lewie Bates	Aye
Mike Potter	Aye
City Council Member Seifert	Aye
Tim Cowles	Aye

Motion Carried

5. Greenbrier Hills, Phase III (PP2019-007)

Preliminary Plat for 38 lots on 57.22 acres

Location: South of Tubman Drive, East of Segers Road

Applicant/Property Owner: Madison Land Resources

Applicant Comments

David Hall with 4Site Engineering stated he was available for questions.

Staff Report

Mr. Blizzard stated that this plat represents the third phase of the subdivision, which is located south of Hardiman Road and zoned R3-A. This is a request for 38 single family lots, roads and common area on 14.71 acres, with Tract A remaining for future phases. The total plat area is 57.22 acres. The average lot size will be 10,928 square feet and the smallest lot will have an area of 7,590 square feet. The plat includes new streets and stub streets, including an interim road for Fire Department access. Mr. Blizzard reviewed the contingencies and stated that staff recommends approval.

Public Comments

None.

Commission Comments

Mr. Potter asked how far it was to the Cobblestone Subdivision to the west. David Hall replied that it was approximately 400 feet.

Motion:

Mr. Potter motioned to approve the Preliminary Plat for Greenbrier Hills, Phase III (PP2019-007), with contingencies.

Planning Department

1. Signatures:

- 1) Athens Utilities
- 2) Limestone County Water & Sewer
- 3) North Alabama Gas
- 4) Phone
- 5) Cable

Mrs. McCollum seconded the motion.

Final Vote:

Chairman, Troy Wesson	Aye
Cynthia McCollum	Aye
Steven Ryder	Aye
Cameron Grounds	Aye
Stephen Brooks	-----
Lewie Bates	Aye
Mike Potter	Aye

City Council Member Seifert

Aye

Tim Cowles

Aye

Motion Carried

6. Crown Pointe Subdivision (LP2019-005)

Layout plan amendment for 5 lots on 24.35 acres

Location: South of Fernbridge Boulevard, East of Torrington Drive

Applicant/Property Owner: Jeff Benton Development

Applicant Comments

David Hall with 4Site Engineering stated he was available for questions.

Staff Report

Mr. Blizzard stated that a combined staff report and public hearing would be presented for the Crown Pointe Layout Plan and the Crown Pointe Preliminary Plat, Phase IX, the next item on the agenda.

Mr. Blizzard stated the subject area was originally part of the Spencer Green Subdivision and was included in the Crown Pointe Subdivision in 2014. The property is zoned R3-A. Development in this area has been delayed because of wetlands and the need to have them delineated. The layout includes two new lots, and the preliminary plat includes these two lots and three lots previously approved for layout. Mr. Blizzard reviewed the contingencies including a request for a conservation easement and stated that staff recommends approval.

Public Comments

Deborah Berry expressed concern about the wetlands. She stated she liked the extension of Fernbridge. She would like piping along the street to continue into the wetlands to help with drainage.

Steve Canerossi stated that he was opposed to the request. He was concerned about drainage and showed pictures of the creek behind his home saying that the creek almost tops during heavy rain. He thinks any additional structures would exacerbate this. He further stated that he paid a premium to be close to open space and doesn't want two homes to be located across the street from his property and blocking the open space.

Carol Hop indicated she was concerned about wetlands, trails and maintenance issues. She did not think the builder, Jeff Benton, who still has HOA control was taking care of the property. She cited safety concerns due to bridges and trails not being taken care of. She stated the pond pump is not working.

Commission Comments

Mr. Wesson asked the City Engineer to address the drainage concerns. Gary Chynoweth stated that due to the wetlands some conditions will remain. The stream behind the property is jurisdictional and may flood from time to time. The goal is to keep the water in the easement, which has thus far been the case. Mr. Chynoweth address the conservation easement request and the proposed right-of-way vacation shown on the plat, indicating that

staff requires more information about how Tract A would be developed. He indicated the developer may request a permit from the Army Corps to fill some of the remainder area, and Engineering had concerns. Access might be achievable via Evans Road, which is in the County.

Mr. Ryder asked if anything in the current request required further action by the Army Corps. Staff replied it did not.

Mr. Wesson asked about the three northerly lots. Staff replied that they were part of a previously approved layout and were not changing.

David Hall stated after talking with staff they will be submitting a request for a certified plat for Lots 276 and 277 and putting the wetlands in a conservation easement.

Mr. Wesson inquired about the access that would be needed and if there would be other development. David Hall replied that they are not intending any further development.

Mr. Potter addressed the lot premium comment and suggested the property owner talk with a lawyer as the Planning Commission cannot get involved with HOA issues. Mr. Seifert stated that he had suggested the same to Mr. Canerossi previously.

Motion:

Mr. Potter motioned to approve the Layout Plan for Crown Pointe Subdivision (LP2019-005). Mrs. McCollum seconded the motion.

Final Vote:

Chairman, Troy Wesson	Nay
Cynthia McCollum	Aye
Steven Ryder	Nay
Cameron Grounds	Aye
Stephen Brooks	----
Lewie Bates	Nay
Mike Potter	Aye
City Council Member Seifert	Nay
Tim Cowles	Nay

Motion Failed

7. Crown Pointe Subdivision (PP2019-008)

Preliminary Plat for 5 lots on 24.35 acres

Location: South of Fernbridge Boulevard, East of Torrington Drive

Applicant/Property Owner: Jeff Benton Development

Applicant Comments

Refer to item 6 above.

Staff Report

Refer to item 6 above.

Public Comments

Refer to item 6 above.

Commission Comments

Refer to item 6 above.

Motion:

Mr. Potter motioned to approve the Preliminary Plat for Crown Pointe Subdivision, Phase IX (PP2019-008), with contingencies.

Planning Department

1. Signatures:
 - 1) Huntsville Utilities
 - 2) North Alabama Gas
 - 3) Phone
 - 4) Cable

Engineering Department

1. Provide UPDATED Corps of Engineers Jurisdictional Determination for wetlands.
2. Geotechnical report required for lots 277 and 278 due to borrow pit.
3. Show sidewalk on east side of Torrington Dr. and connect with existing.
4. Install ADA compliant ramps to connect east and west sections of walking trail.
5. Tract A should be labeled and platted as Common Area with Conservation Easement covering delineated wetlands.

Mrs. Cowles seconded the motion.

Final Vote:

Chairman, Troy Wesson	Nay
Cynthia McCollum	Aye
Steven Ryder	Nay
Cameron Grounds	Aye
Stephen Brooks	-----
Lewie Bates	Nay
Mike Potter	Aye
City Council Member Seifert	Nay
Tim Cowles	Nay

Motion Failed

8. Eastview Subdivision (LP 2019-003)

Layout plan for 17 lots on 12.48 acres

Location: South of Eastview Drive, East of Wall-Triana Highway

Applicant: Vanessa Lowery, Comer & Dorothy McCaulley

Property Owner: Estate of Cora S. McCaulley, Comer & Dorothy McCaulley

Applicant Comments

Jeff Mullins with Mullins, LLC stated he was available for questions.

Staff Report

Mr. Blizzard stated that a combined staff report and public hearing would be presented for the Eastview Layout Plan and the Eastview Preliminary Plat, the next item on the agenda.

Mr. Blizzard stated the subject property is on the south side of Eastview and is zoned R-1A. The project consists of 17 lots on 12.5 acres. Tract A will be sold to a property owner to the south to expand his lot in the Abbington Downs subdivision. The smallest lot will have an area of 18,000 square feet and the average lot size will be 24,983 square feet. Several of the northernmost lots are partially within in a special flood hazard area. The proposal calls for Manningham Drive to be extended to connect with Eastview Drive and for a cul-de-sac to be constructed at the north end of Tippeton Drive. Mr. Blizzard reviewed the three Subdivision Regulations variances requested by the applicant. He reviewed the contingencies and stated that staff recommends approval.

Public Comments

Shay Lemond expressed concern about the traffic that will be created in her subdivision, Abbington Downs, as that would be the only access during construction and people will use Manningham Drive as a cut-through. She would prefer the project have two curb cuts off of Eastview and not connect with Abbington Downs.

William Hyde requested clarification as to the extent of development to the corner of Eastview. Staff replied that the City owns that property and it is not proposed for development.

Holly McCaulley stated that she was in favor of the request and that her family owns the property.

Melanie Knight stated that it doesn't benefit her subdivision, Abbington Downs, to connect Manningham Drive to Eastview.

Cecil Knight echoed her Melanie Knight's comments and stated the project would put more traffic on Manningham.

Commission Comments

Mr. Potter confirmed that this did not include a zoning request, and staff stated that it did not. He expressed that there wouldn't be a reason for the new homes to use Manningham as it would be more convenient to use Eastview.

Mr. Seifert stated that if Abbington Downs has access to Eastview it would allow for quicker response time from Fire and Police. Shay Lemond commented that they already have other access and already have cut-through traffic from students.

Mr. Wesson asked if pedestrian access to the high school was considered from within the subdivision. Staff responded that there was too much of a grade differential.

Mr. Potter asked if Mannigham was stubbed now, which would be the indicator that it was intended for extension to Eastview. Staff replied that it was.

Motion:

Mrs. McCollum motioned to approve the variance to Section 5-4-13 of the Subdivision Regulations to increase the maximum cul-de-sac length from 800 feet to 923 feet. Mr. Ryder seconded the motion.

Final Vote:

Chairman, Troy Wesson	Aye
Cynthia McCollum	Aye
Steven Ryder	Aye
Cameron Grounds	Aye
Stephen Brooks	-----
Lewie Bates	Aye
Mike Potter	Aye
City Council Member Seifert	Aye
Tim Cowles	Aye

Motion Passed

Motion:

Mrs. McCollum motioned to approve the variance to Section 5-6 of the Subdivision Regulations to allow a non-radial lot line between lots 8 and 9. Mr. Ryder seconded the motion.

Final Vote:

Chairman, Troy Wesson	Aye
Cynthia McCollum	Aye
Steven Ryder	Aye
Cameron Grounds	Aye
Stephen Brooks	-----
Lewie Bates	Aye
Mike Potter	Aye
City Council Member Seifert	Aye
Tim Cowles	Aye

Motion Passed

Motion:

Mr. Ryder motioned to approve the variance to Section 6-1-3 Schedule I of the Subdivision Regulations to allow sidewalk on one side of a portion of Manningham and Tipperton. Mr. Cowles seconded the motion.

Final Vote:

Chairman, Troy Wesson	Nay
Cynthia McCollum	Aye
Steven Ryder	Aye

Cameron Grounds	Aye
Stephen Brooks	-----
Lewie Bates	Aye
Mike Potter	Aye
City Council Member Seifert	Aye
Tim Cowles	Aye
Motion Passed	

Motion:

Mr. Potter motioned to approve the Layout Plan for Eastview Subdivision (LP2019-003) with contingencies.

Engineering Department

1. Show and label Eastview Drive improvements.
2. Show and label detention/MS4 area.

Mr. Cowles seconded the motion.

Final Vote:

Chairman, Troy Wesson	Nay
Cynthia McCollum	Aye
Steven Ryder	Aye
Cameron Grounds	Aye
Stephen Brooks	-----
Lewie Bates	Nay
Mike Potter	Aye
City Council Member Seifert	Aye
Tim Cowles	Aye
Motion Passed	

9. Eastview Subdivision (PP 2019-005)

Preliminary plat for 17 lots on 12.48 acres

Location: South of Eastview Drive, East of Wall-Triana Highway

Applicant: Vanessa Lowery, Comer & Dorothy McCaulley

Property Owner: Estate of Cora S. McCaulley, Comer & Dorothy McCaulley

Applicant Comments

Refer to item 8 above.

Staff Report

Refer to item 8 above.

Public Comments

Refer to item 8 above.

Commission Comments

Refer to item 8 above.

Motion:

Mr. Cowles motioned to approve the Preliminary Plat for Eastview Subdivision (PP2019-005), with contingencies.

Planning Department

1. Signatures:

- 1) Huntsville Utilities
- 2) North Alabama Gas
- 3) Phone
- 4) Cable

Engineering Department

1. Show, label, and dimension Eastview left turn lane improvements.
2. Topography must show all features.
3. All developments must be MS4 compliant. Detention is required on all developments now.
4. Replace proposed double run of pipe with box culvert or provide trash rack on upstream side.
5. Provide comprehensive erosion control plans.
6. Increase easements at toe of slopes.

Mr. Seifert seconded the motion.

Final Vote:

Chairman, Troy Wesson	Nay
Cynthia McCollum	Aye
Steven Ryder	Aye
Cameron Grounds	Aye
Stephen Brooks	-----
Lewie Bates	Nay
Mike Potter	Aye
City Council Member Seifert	Aye
Tim Cowles	Aye

Motion Passed

(Public Hearing Closed)

10. Hilton Garden Inn at Town Madison (SP2019-009)

Site Plan for 102 room, four story hotel on 2.85 acres

Location: 145 Graphics Drive (North of Graphics Drive, East of Wall-Triana Highway)

Applicant: Mullins, LLC

Property Owner: Old Town II, LLC

Applicant Comments

Jeff Mullins with Mullins, LLC stated he was available for questions.

Staff Report

Mr. Blizzard stated this was a request for a new 102 room hotel north of Graphics Drive in Town Madison. The total floor area of the facility will be 64,880 square feet. The site will have reciprocal access with the Home2Suites property to the west. The proposed hotel is the third to be proposed on Graphics Drive as part of the Town Madison development. The addition of the Hilton Garden Inn will bring the total number of hotel rooms along Graphics Drive to 296. Mr. Blizzard reviewed the contingencies and stated that staff recommends approval.

Public Comments

None.

Commission Comments

None.

Motion:

Mr. Bates motioned to approve the site plan for Hilton Garden Inn at Town Madison (SP2019-009) with contingencies.

Planning Department

1. Planning Calculations: Interior landscaping calculations list the wrong number of parking spaces. (123) = (11 trees & 44 shrubs)
2. Show street furniture as required for Grand Avenue (Graphics Drive)

Engineering Department

1. Stormwater/Drainage Report does not match drawings.
2. A foundation location/elevation survey will be required.
3. 2" outlets on outfall structures will not be allowed.
4. Curb stops are required with sidewalks less than 6' wide.
5. Provide ADA ramp on north side of north drive entrance
6. Provide details for proposed re-work of SWSI at north entrance.
7. Flood Certificate references Madison County
8. State ADA spaces are Van Accessible

Fire Department

1. Show location of FDC
2. Auto-turn for ladder truck access

Mr. Cowles seconded the motion.

Final Vote:

Chairman, Troy Wesson	Aye
Cynthia McCollum	Aye
Steven Ryder	Aye
Cameron Grounds	Aye
Stephen Brooks	-----
Lewie Bates	Aye
Mike Potter	Aye
City Council Member Seifert	Aye
Tim Cowles	Aye

Motion Passed

New Business

Renewal of Sidewalk Bonds – Cove at Eastview

Mr. Blizzard reported on the bond request.

Motion:

Mr. Potter motioned to approve the Bond request. Mrs. McCollum seconded the motion.

Final Vote:

Chairman, Troy Wesson	Aye
Cynthia McCollum	Aye
Steven Ryder	Aye
Cameron Grounds	Aye
Stephen Brooks	-----
Lewie Bates	Aye
Mike Potter	Aye
City Council Member Seifert	Aye
Tim Cowles	Aye

Motion Passed

Renewal of Sidewalk Bonds – Dublin Farms

Mr. Blizzard reported on the bond request.

Motion:

Mr. Cowles motioned to approve the Bond request. Mr. Bates seconded the motion.

Final Vote:

Chairman, Troy Wesson	Aye
Cynthia McCollum	Aye

Steven Ryder	Aye
Cameron Grounds	Aye
Stephen Brooks	-----
Lewie Bates	Aye
Mike Potter	Aye
City Council Member Seifert	Aye
Tim Cowles	Aye
Motion Carried	

ADJOURNMENT

Mr. Wesson adjourned the meeting at 6:49 P.M.

Minutes Approved



Troy Wesson, Chairman

ATTEST:



Johnny Blizzard, Senior Planner and Recording Secretary

